

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE:

Danielle Yvette Davies,  
Debtor

Danielle Yvette Davies,  
Movant

vs.

TD Bank USA, N.A.,  
Respondent

Chapter 7

Case No. 5:23-bk-1194-MJC

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**ORDER GRANTING MOTION TO AVOID LIEN**

Upon Motion of the Debtor to avoid a judicial lien held by TD Bank USA, N.A. (“Respondent”) in the real property of the Debtor located at 419 May Street, Mayfield, Lackawanna County, Pennsylvania (“Real Property”);

**AND**, the Debtor having asserted that the alleged lien arising from the judgment entered at the Lackawanna County Court of Common Pleas at Docket #2023-CV-2164 is subject to avoidance pursuant to 11 U.S.C. §522(f);

**AND**, the Debtor having certified that adequate notice of the Motion was sent to the Respondent and that no answer or other response to the Motion has been filed;

**IT IS HEREBY ORDERED** that the Motion is **GRANTED**.

**IT IS FURTHER ORDERED**, subject to 11 U.S.C. §349(b), that the judicial lien held by the Respondent, if any, against the Real Property of the Debtor is **AVOIDED**.

By the Court,



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Mark J. Conway, Bankruptcy Judge  
Dated: August 25, 2023